

## **APPENDIX F**

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### **Benton County and City of Umatilla Goals and Policies**

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### BENTON COUNTY COMPREHENSIVE LAND USE PLAN

The *Benton County Comprehensive Land Use Plan* amends the County's adopted 1985 Comprehensive Plan. The purpose and intent of the *Benton County Comprehensive Land Use Plan* is to "provide for local needs relating to the use of land, including the protection of property and water rights, and in so doing, to meet the state's minimum planning law requirements". The policies and goals of the *Benton County Comprehensive Land Use Plan* that are applicable to the PGF are addressed below:

#### PLANNING PROCESS

##### POLICIES:

- C. *That land use decisions shall be consistent with the Comprehensive Plan Land Use Map and with the inherent capability of the land to sustain that use without creating problems that require a publicly funded solution (e.g., flooding, landsliding, etc.).*

The plant site is suitable and would not give rise to problems such as flooding or land sliding.

#### LAND USE

##### GOAL 5

*To provide, consistent with the adopted goals and objectives of each rural community relative to quality of life and lifestyle, a diversity of land uses and an appropriate level of essential public and private sector services, while minimizing conflicts between different land uses to ensure the highest degree of public health, safety, and general welfare, without unduly jeopardizing the rights of the individual.*

The project would increase the diversity of land use in the County and would not be in conflict with surrounding land uses. See EIS Sections 3.2 Air Quality, 3.6 Environmental Health, and 3.8 Land Use for more information.

#### RURAL LANDS

##### GOAL 8

*To preserve rural lifestyles while accommodating new population growth.*

During the 24-month construction schedule, the project would employ an average of 130 people, with approximately 222 people being employed during the peak construction period. During operation, 20 people would be employed over two or three shifts. The influx of people to the area would not adversely affect the rural lifestyle of the area or have significant impacts on the local economy, population or housing.

#### QUALITY OF LIFE

##### GOAL 9

*Preserve Benton County's rural lifestyle which is characterized by:*

- *Open-space and elbow room*
- *Peace and quiet*
- *Fewer neighbors*
- *Farm heritage and rural character*
- *Healthy sense of community*
- *Natural beauty of rural lands*
- *Habitation by children, wage earning families, and retired people*
- *Ability to farm, raise animals and livestock*
- *Availability of wildlife*

- *Compatibility of land uses*
- *Rural freedom, opportunity and property rights and values*

The project would not have an adverse impact on the County's rural lifestyle because it would be located in an area where other industrial-type developments are already present, and adjacent to an area that has been designated for future industrial development.

#### NATURAL RESOURCE LANDS

##### GOAL 15

*To conserve and maintain commercially viable farmlands as the locally indigenous natural resource most essential for sustaining the County's agricultural economy.*

Both the proposed project and the project alternates would permanently exclude approximately 60 acres of land from being used for agricultural purposes. According to the NRCS, the project is not located on prime and unique farmland. Only a portion of the alternate operation access road (approximately 2.9 acres) is classified as farmland of statewide and local importance.

##### GOAL 17

*To conserve, maintain and manage existing ground and surface water resources, in order to provide a long term dependable supply sufficient to sustain the expansion and evolution of the County's agricultural base.*

The project would rely on two water right certificates and on a water right permit for irrigation water and industrial process water. An application for change-in-use from existing agricultural uses was submitted to Benton County and Ecology in 2002. The application would not change the quantity of water used in the area, and is expected to be approved by the County and Ecology. The project would reuse a portion of the process water by land-applying diluted cooling tower blowdown water for agricultural irrigation purposes on Plymouth Farm.

##### GOAL 18

*To acquire additional water resources.*

Refer to Goal 17 above.

#### POLICIES:

- A. *That areas designated "GMA Agriculture" on the plan map shall be conserved for a broad range of agricultural uses to the maximum extent possible and protected from the encroachment of incompatible uses.*

The project components that are located on land designated GMA Agriculture are a conditional use according to the Benton County Zoning Ordinance.

- B. *That only uses related or ancillary to, supportive of, complimentary to, and/or not in conflict with agricultural activities, are appropriate in areas designated GMA Agriculture.*

See Policy A of Goal 18 above.

- E. *To sustain the ability of the regional agricultural economy to expand and respond to new market conditions and opportunities, it is appropriate to apply development standards which conserve water resources when reviewing proposed new non-agricultural developments.*

The project would conserve water resources by using diluted cooling tower blowdown water for agricultural irrigation purposes.

- F. *That only compatible land uses should be established adjacent to areas designated as GMA Agriculture in order to minimize conflicts associated with farm activities such as overspray, underspray, dust, noise, odors.*

According to the Benton County Zoning Ordinance, the majority of the project components are located on land designated as GMA Agriculture and are conditional uses. Portions of the alternate transmission interconnection and the proposed access road would be located adjacent to GMA Agriculture designated land but would not be in conflict with associated farming activities (refer to Sections 6.7.2.3 and 6.7.2.4 for details).

## TRANSPORTATION

### GOAL 20

*To provide safe, convenient, economic, and multi-modal transportation networks with new construction and other County public works projects designed to be compatible with the rural character and serve the transportation demands of the Land Use Element, at designated levels of service, and consistent with all other relevant provisions of the Comprehensive Plan.*

The project would not have a significant impact existing transportation networks and does not change the LOS of local intersections. The LOS remains at or above LOC C.

### GOAL 21

*To provide adequate roads that safely handle anticipated traffic and serve a diversified area of industrial, agricultural, and residential uses.*

The project would not have a significant impact on any existing roads. The standard of all roadways would meet or exceed Benton County standards.

### GOAL 24

*Minimize the segmentation, loss, and compromising of agricultural lands and productivity resulting from new road construction.*

New roads or driveways constructed for the project would be improvements to existing roads, located between parcels or productive agriculture, or located on non-productive land.

### GOAL 25

*To provide for the means to expand the existing road system so it will accommodate future growth in farm to market and industrial transport, and overall traffic.*

The project would not impede any further road improvements desired by the County. New roads or driveways constructed for the project would enable or enhance access for existing surrounding agricultural and industrial land uses and their transport needs.

## POLICIES:

A. *Preserve, maintain, and develop air, barge, and railway transportation facilities which serve the Land Use Plan.*

An offload platform would be constructed adjacent to the Burlington Northern Railway for off-loading construction materials for the project. See Section 3.11 Transportation for more information.

B. *That transportation planning and projects shall:*

(1) *Conform with and serve the land Use Element of the Comprehensive Plan;*

The portion of the Land Use element that is relevant to the project has been addressed in Goal 5.

(2) *Facilitate the flow of people, goods, local products, and services so as to strengthen and assist the expansion of the local and regional economy;*

The project would result in beneficial socioeconomic impacts. See Section 3.11 Transportation and 3.13 Socioeconomic for more information.

(3) *Enable the conservation of energy.*

The PGF would operate at a nominal 53 percent efficiency, at least 20 percent higher than a well-designed conventional power plant.

- C. *Avoid and/or minimize adverse social, economic and environmental impacts and costs;*  
The project would not result in significant and adverse socioeconomic impacts. See Section 3.13 Socioeconomics for more information.
- D. *Avoid or mitigate conflicts and adverse impacts to rural character and planning objectives as those are identified in the Comprehensive Plan.*  
The project would not have a significant adverse impact on the rural character of the area because it would be located in an area where other industrial-type developments are already present, and adjacent to an area that has been designated for future industrial development.
- H. *That for public safety: the number of railroad crossings be minimized through such means as reverse frontage, installation of underpasses, or signalization.*  
The project would provide construction and operation access to the PGF without crossing railways. The proposed access road would be from the plant site north to SR 14 via Plymouth Industrial Road. The alternative access road crosses the railway, but no significant impacts are anticipated. See Section 3.11 Transportation for more information.
- L. *New development shall be reviewed under the County's Environmental Policy (SEPA) ordinance for impacts to the designated LOS on County owned roads. If upon review for its impacts on LOS a project is shown to cause the exceedance of a designated LOS, then the project shall not be approved unless one of the following occurs:*  
(1) *The volume of trips is mitigated (i.e., reduced, or re-allocated spatially or temporally), so that LOS is not exceeded,*  
(2) *Transportation improvements to expand road capacity and regain LOS "C" are made concurrently with construction of the new development,*  
(3) *A financial commitment is in place to complete the improvements that will regain the LOS of "C" within six (6) years of the date of project approval, and the necessary road improvements and funding mechanisms are amended to the next Six Year Road Program.*  
The project would not change the LOS of local intersections. The LOS would remain at or above LOS C.

#### CRITICAL RESOURCE LANDS

##### GOAL 28

*To protect life and property and minimize the unnecessary expenditure of public revenues through the application of development standards which avoid inappropriate developments in areas susceptible to natural disasters and hazards.*

The project would apply all necessary standard design and construction practices common to the industry to mitigate impacts of the project. With proposed and recommended measures there would be no significant geologic impacts.

##### POLICIES:

- A. *That developments subject to damage or that could result in loss of life shall not be located in areas of known natural disasters and hazards (e.g. areas potentially subject to flooding, flash flooding, saturated soils or high groundwater, subbing, landsliding, creeping, eroding, rock fall, etc.) unless it can be demonstrated by the project proponent that the development is sited, designed and engineered for long term structural integrity, and that life and property on and off-site are not subject to increased hazards as a result of the development.*

The project has been identified as being located in known hazard areas of erosion, volcanism and earthquake-induced ground shaking. The development would be constructed according to standard design and construction practices common to the industry to mitigate all damage to the development or to loss of life.

- B. *That floodways and inherently unstable slopes are not suitable for development.*  
The project would not develop structures or transmission line interconnections in areas defined as floodplains. The proposed access road would cross Fourmile Canyon, which is an intermittent stream. The proposed road would be constructed such that surface water flow would pass over the road. No unstable slopes are present and nor would they be created during construction.

*GOAL 29*

*To assure residents will live within areas that are clean, quiet, and non polluted.*  
Noise and air quality impacts are discussed in Sections 3.7 and 3.2 of the EIS.

*GOAL 31*

*Protect, and where necessary, apply planning and land use measures to improve the quality and productivity of the County's environmental resources (air, ground and surface waters, and indigenous biology).*

The project would comply with local, regional and federal air quality standards.

*POLICIES:*

- A. *Land use decision-making and development review shall protect the functions and values of Critical Resources within the County.*  
No significant impacts to the function and values of critical biological resources are expected for the proposed project or project alternates.
- C. *Developments which have the potential for significant individual or cumulative impacts on ground and surface water quality shall be prohibited, or sited and designed to avoid or mitigate such impacts.*  
The proposed land application of wastewater would not significantly affect surface water or groundwater quality in the site area. Other water quality concerns, such as stormwater control and erosion, or releases of hazardous materials, would be addressed with best management practices and are not expected to affect water quality.
- D. *That air quality be protected as a resource essential to public health, safety and welfare, and economic growth and prosperity.*  
Air quality impacts are discussed in Section 3.2.
- E. *That surface and groundwater quality be protected as a resource essential to the public health, safety and welfare, and economic growth and prosperity.*  
The project would protect water quality in the site area through dilution of cooling blowdown water prior to land application for agricultural uses. The project would also protect water quality in the site area by implementing stormwater and erosion control during construction and operations, and through spill prevention and spill response planning.
- G. *That noise levels should be restricted to those determined suitable for permitted land uses and activities using the Washington State Noise Abatement Regulations as minimum guidelines.*  
Noise impacts are discussed in Section 3.7.

*Actions:*

1. *Require the filing of air pollution control plans with the Benton County Clean Air Authority for development activities that have the potential for significant adverse impacts on air quality.*

Air quality impacts are discussed in Section 3.2.

2. *Encourage the establishment and use of adequate waste management systems to prevent disposal of solid and liquid waste in areas other than approved disposal sites.*  
Environmental Health impacts are discussed in Section 3.6.

*GOAL 34*

*To avoid conflict between beneficial cultivation of economic growth and prosperity, and support for the state and federal protection of threatened and endangered species, the County will strive to achieve balance among potential competing economic development and wildlife protection objectives in interactions with state, federal and local agencies and other County stakeholders regarding Endangered Species Act issues.*

The project would not result in significant adverse impacts to the local economy, but would result in beneficial economic impacts to the region and local area. Impacts to threatened and endangered species would be low due to the absence of listed species in and in the vicinity of the site area and therefore economic development would not conflict with wildlife protection.

*GOAL 36*

*To sustain a diverse, productive, and high quality natural environment for the use, health, and enjoyment of County residents.*

The project would not adversely impact the natural environment in a way that would effect its use and enjoyment by Benton County residents.

*GOAL 37*

*To identify and protect critical fish and wildlife habitat from destruction or encroachment of incompatible uses.*

No significant impacts to priority habitats for fish and wildlife are expected as a consequence of the project.

*GOAL 38*

*To preserve natural wetlands (marshes, sloughs, shorelines, etc.) that are important wildlife and game habitat or recreational areas, provided that such areas are not a detriment to public health.*  
Wetlands are only present along the alternate transmission interconnection. The wetland boundaries would be flagged and fenced off to avoid impacts from construction equipment, and new transmission towers would be located outside of wetland boundaries.

*POLICIES:*

- B. *That the functions and values of designated Fish and Wildlife Conservation areas be protected for the public health, safety and welfare.*

The proposed access road would cross Fourmile Canyon, which is the only designated Fish and Wildlife Conservation area in the Site Area. However, no threatened or endangered species were observed in Fourmile Canyon during site visits, and the Washington Department of Fish and Wildlife and the Washington Department of Natural Resources do not have any records of special status species occurring in the portion of Fourmile Canyon within the Site Area. However, the shrub-steppe habitat that would be removed from Fourmile Canyon for construction of the access road would be replaced in an adjacent parcel of Plymouth Farm.



*PARKS, RECREATION, OPEN SPACE, AND HISTORIC PRESERVATION*

*POLICIES:*

- E. That archaeologically significant sites be preserved by siting and designing development to avoid impacts, or by mitigating impacts.*

The project would not result in significant impacts to the cultural environment because no sites of historic or archaeological significance were identified in areas that would be affected by Project construction or operation.

*ECONOMIC DEVELOPMENT*

*GOAL 44*

*Plan for a diversity of living and working situations that will provide residents with an opportunity to make economic and lifestyle choices.*

The project would result in an increase in the number of jobs in Benton County.

*GOAL 47*

*To facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.*

The project would result in economic growth through an increase in employment, income and spending in Benton County. The project would not have a significant adverse impact on the rural quality of life and character of the site area.

*GOAL 48*

*To promote and protect tourism related to viticulture and other agricultural activities.*

The project would not result in significant adverse impacts to tourist uses in the site area.

*GOAL 50*

*Expand employment opportunities.*

The same as for Goal 44.

*POLICIES:*

- A. That economic growth and diversification in the County shall be planned for and encouraged.*

The project would result in an increase in employment, income and spending in Benton County, as well as an increase in the tax base.

- B. That the agricultural economic base of Benton County shall be maintained and protected.*

The project would not result in significant adverse impacts to land currently used for agricultural purposes.

*GOAL 51*

*To provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses.*

The project would be located in an area where other industrial-type developments are already present, and adjacent to an area that has been designated for future industrial development.

*POLICIES:*

- B. That non-agricultural related industry be located on sites not designated as "GMA agriculture".*

According to the Benton County Zoning Ordinance, the majority of the project components are located on land designated as GMA Agriculture and are conditional uses.

D. *That light and heavy industrial uses be encouraged to locate in areas where:*

- (1) *access can be provided by major transportation networks such as road, rail, air and water;*

The project would use the Burlington Northern Railway for transporting large construction materials to the plant site. The project would primarily use existing roads (SR 14 and Christy Road) for construction and operation needs.

- (2) *existing development is characterized by and/or compatible with industrial activity;*

The project would be located in an area where other industrial-type developments are already present, and adjacent to an area that has been designated for future industrial development.

- (3) *utilities; including electric, gas, water and sewer, can be adequately provided, either as extensions of municipal facilities (e.g. by service contract) or by on-site facilities.*

The necessary facilities are available at the plant site.

#### UTILITIES

##### GOAL 53

*Facilitate the cost effective accessibility of utilities in land use and development.*

The project would be cost effective in accessing utilities because the natural gas compressor station is adjacent to the plant site and the BPA and PUD transmission lines are nearby.

##### GOAL 54

- A. *Facilitate maintenance and rehabilitation of existing utility systems and facilities and encourage use of existing transmission/distribution corridors.*

The project would make use of existing transmission line corridors and roads wherever possible.

##### GOAL 55

*Encourage multiple uses in utility corridors where practical.*

See Goal 54 above.

#### POLICIES:

- A. *Encourage utility providers to make every effort to jointly use existing utility corridors before seeking locations for new rights-of-way.*

See Goal 54 above.

##### GOAL 56

*Reduce the potential for accidents near liquid gas pipelines.*

Environmental Health impacts are addressed in Section 3.6.

## CITY OF UMATILLA COMPREHENSIVE PLAN

The *City of Umatilla Comprehensive Plan* was adopted in December 1977. It contains a number of goals, objectives, and policies to guide the future development and conservation of the City of Umatilla. The goals, objectives, and policies that are applicable to the Project are addressed below:

### Land Use

*Objectives: Land uses should be located to take advantage of existing systems and physical features, and to minimize development costs. Land uses should be situated so as to achieve compatibility and to avoid conflicts between adjoining uses.*

The alternate transmission interconnection would replace the existing line that already crosses the river and connects to the McNary Substation.

*Uses of the land which have an adverse effect on the environment should be regulated consistent with State and Federal guidelines.*

The project would not have an adverse effect on the environment.

### Air, Water, and Land Resource

*Goal: To maintain and improve the quality of the air, water, and land in the Umatilla area.*

*Objective: All discharges from existing and future development should be within the limits set forth in applicable State or Federal environment quality statutes and standards.*

See Section 3.3 Water.

### Economics

*Goal: To provide for the economic diversification and stability of the area.*

The project would result in an increase in employment, income and spending in the City of Umatilla.

### Housing

*Goal: To increase the supply of housing commensurate with population growth, and the peoples' needs.*

See Section 3.13 Socioeconomics.